

## House Plan 150 Spruce Street, Affordable House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-150-spruce-street>
- Plan Number: NDG 150
- Total Living Space: 1353 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: N/A
- Garage: 2 Bay Yes
- Garage Type: Front Load
- Carport: No
- Carport Type: N/A
- Stories: 1
- Width Ft.: 48
- Width In.: 2
- Depth Ft.: 50
- Depth In.: 4

### Description

If you are looking for elegance and warmth you'll find both in this French Traditional home. Upon entering this design you'll feel the openness created by the expansive great room with optional fireplace adjoined by the formal dining room with eight-inch columns. Meal preparation is made easy in the convenient kitchen and breakfast room with access to a lovely covered porch, perfect for morning coffee and paper. Bedrooms two could be utilized as an office for the young professional. Nine-foot boxed ceilings, full bath and large walk-in closet accent the Master Bedroom. This open floor plan design has everything suitable for the families of today.

### Additional details

- Total Living Space: 1353 Sq.Ft.
- Main Floor: 1353 Sq.Ft
- Upper Floor (Sq.Ft.): N/A
- Lower Floor (Sq.Ft.): N/A

- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 186 Sq.Ft.
- Garage (Sq.Ft.): 417 Sq.Ft.
- Total Square Feet: 1956 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: No
- Main Ceiling Height: 8
- Upper Ceiling Height: N/A
- Lower Ceiling Height: N/A
- Roof Type: Shingle
- Main Roof Pitch: 8:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 18
- Ridge Height (In.): 7
- Insulation Exterior: R13
- Insulation Floor Minimum: R19
- Insulation Ceiling Minimum: R30
- Lower Bonus Space (Sq.Ft.): N/A

## **Foundation Options**

- Foundation Crawl
- Foundation Slab
- Optional Basement
- Optional Daylight/Walkout Basement

## **Plan Collections**

- Affordable House Plans Collection
- Customizable Exteriors House Plans Collection

## **Plan Styles**

- French Traditional House Plans
- Southern House Plans
- Traditional House Plans

## **Features**

- Covered Front Porch

- Covered Rear Porch
- Formal Dining Room
- Great Room
- Grilling Porch
- Main Floor Master
- Narrow Lot House Plans
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Walk-in Closet